

Community Planning Quarterly Update

Community Land Use, Infrastructure, Studies and Events in the Fort Drum Region
April 1 – June 30, 2006

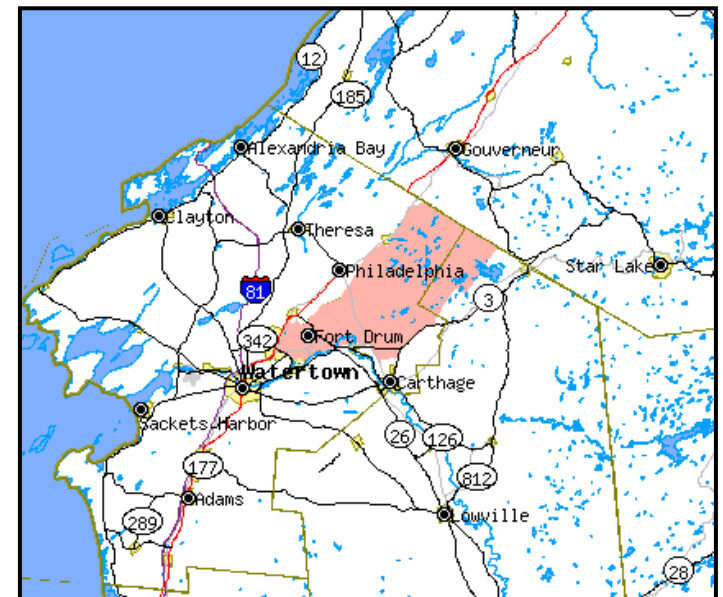
Listed below is a quarterly summary of local and regional land use, infrastructure and planning activities in the vicinity of Fort Drum Military Installation for April through June 2006 along with a status of PAIO/installation actions in reference to these proposals.

This quarter's update covers the following:

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This update is intended to highlight new/proposed activities occurring around Fort Drum. The intent is to actively monitor and share information on adjacent local activities and regional plans which could impact Fort Drum training and deployment capabilities, and our Soldier's quality of life.

If there are any questions on any of the topics or activities included, or if any additional local activities that need to be captured, please contact David Cutter at 772-7483 or email at david.cutter@us.army.mil.



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Local land use and development proposals

April 6 Town of LeRay Planning Board

Two proposed projects of particular interest to Fort Drum. Clover Development discussed progress on the site plan for their 722 unit housing development off Route 342. Linda Luther (a.k.a. Fidelity American Holding Corp, Fleming Farm) requested a zoning change for portions of their property to R-1 in order to allow greater density and additional uses. There were public hearings for three minor subdivisions that received no comments, and a couple new minor (<four lot) subdivisions proposed.

April 11 Town of Champion Planning Board

Board agreed to approve a phased construction of roadways for Patriot Estates, an 89 lot development proposed for the Cole Road and State Route 26.

April 25 Jefferson County Planning Board

Applicant: Philip Felice
Action: Site Plan Review
Location: Murrock Circle, Town of Pamela (between Route 12 and I-81)
Information: The applicant is proposing to construct two additional self-storage units.
Comments: No County-wide concerns. Applicant noted many of their customers are military.

Applicant: Joseph Gertenschlager
Action: Site Plan Review
Location: West of NYS Route 37, South of Willowbrook Golf Club, Town of Pamela
Information: The applicant is proposing 39 duplexes and 29 single family housing lots.
Comments: Three phases proposed: Phase one and two are single family lots. New York State Department of Transportation (NYSDOT) has determined that no improvements are required by the developer on Route 37. County approved with condition that a second access road is provided before the duplexes in Phase three can be started.

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May 31 Jefferson County Planning Board

***No actions were taken due to lack of quorum.**

Applicant: Town of Cape Vincent
Action: Zoning Text Amendment
Location: Agriculture – Residential District, Town of Cape Vincent
Information: The Town is proposing to include regulations for wind power facilities in the Town zoning law.
Comments: Town is proposing to limit wind power facilities to areas inland from the shoreline of Lake Ontario and the St. Lawrence River (minimum 1000'). Town was requested to consult with Fort Drum regarding potential impact to the installation's air space and radar.

Applicant: New Cingular Wireless
Action: Use Variance
Location: Off NYS Route 3, Town of Champion
Information: Cingular Wireless requested a use variance to extend an existing 145 foot tower an additional 10 feet in height to accommodate the co-location of an additional antenna.
Comments: Applicant noted that the new antenna would provide better coverage on Fort Drum. At Fort Drum's request, a light will be added to the tower.

Applicant: Town of LeRay
Action: Zoning Text Amendment
Location: Town of LeRay
Information: The Town is proposing to amend the zoning law to require access roads as part of site plan reviews for projects along four lane and divided highways.
Comments: Currently, the only place this regulation would apply is the segment of Route 11 between Route 342 and the North Gate to Fort Drum. The Town has been working with NYSDOT on an access management plan for Route 11 that would place median barriers to separate northbound and southbound traffic, limiting left turns to signalized intersections. This regulation is intended to insure that as parcels are developed on Route 11, the ability to provide for a parallel access road is preserved.

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June 5 Town of Champion Town Board

Town Board held a public hearing on, and adopted Local Law #1 for 2006: A 180-day moratorium on the construction of wind energy facilities.

June 20 Town of Champion Planning Board

Planning Board held a work session to develop regulations for wind power facilities using existing Town of Rutland regulations as a model. Requested input from Fort Drum representatives.

June 27 Jefferson County Planning Board

Meeting cancelled due to lack of quorum.

July - September Schedule

| | | |
|--------------|------|--|
| July 6 | 1900 | Town of LeRay Planning Board |
| | 1930 | Town of Rutland Planning Board |
| July 11 | 1930 | Town of Champion Planning Board |
| July 20 | 1800 | Lewis County Planning Board, Lowville |
| July 25 | 1600 | Jefferson County Planning Board, Watertown |
| | 1930 | Town of Champion Planning Board |
| July 27 | 1830 | RACOG Planning Committee, West Carthage |
| August 22 | 1600 | Jefferson County Planning Board, Watertown |
| September 26 | 1600 | Jefferson County Planning Board, Watertown |

Housing Update

Fort Drum Housing Study & Market Analysis, update to March 2005 report

Fort Drum Regional Liaison Organization (FDRLO) has contracted with GAR Associates to update their March 2005 Market Study to incorporate known changes in the housing market since that time. The update should be available by the end of July.

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Transportation & Infrastructure Update

Fort Drum Connector: Involved Agency Meeting, May 25

NYSDOT scheduled the meeting to provide a project summary and familiarize the cooperating and non-cooperating agencies that will review and comment on the draft Environmental Impact Statement (EIS) that will be released this summer. The Corps of Engineers, US Environmental Protection Agency, US Fish and Wildlife Service and NYS Department of Environmental Conservation all shared questions and/or issues with the project. A record of decision is expected in the fall.

Route 11 Corridor Management Plan:

The installation of median barriers down the center of Route 11 between Route 342 and Fort Drum North Gate will be postponed to spring of 2007. There will be two additional traffic signals between the Super Wal-Mart and North Gate where U-turns will be allowed. Town of LeRay proposed an amendment to their zoning law requiring access roads on Route 11.

Department Authority of the North Country (DANC) Sewer & Water Infrastructure:

The DANC board has authorized a \$3 million project to rehabilitate a portion of the Watertown to Fort Drum sewer line. The rehabilitation project will restore the capacity of the 20 year old pipeline to better handle wastewater flows generated by the on-going Fort Drum expansion and related growth in surrounding communities. The rehabilitation project will start early fall 2006, and will be completed in the spring 2007. In addition, the Route 3 Sewer Corridor plans to move forward into the next phase of construction which will provide service to homes and businesses located in the southern portion of the Village of Black River.

The Development Authority and the City of Watertown are currently performing a comprehensive capacity assessment of the entire DANC-City of Watertown water and sewer systems. This assessment will evaluate the impact of future demands that are anticipated as a result of the projected expansion of Fort Drum and the surrounding areas on the regional systems. This engineering assessment is expected to be completed in July 2006.

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Regional Studies & Projects

Business and Resource Gap Analysis – Consultant meetings in region, May 8-12

Economic Development Research Group (EDR), FDRLO's contractor, conducted site visits and interviews with business and economic development leaders in Jefferson, Lewis and St. Lawrence counties. Fort Drum provided data on economic impact, personnel, population and contracts at Fort Drum. Final product and presentation expected by early October.

Black River Hydroelectric, May 28 deadline to file competing development applications to Federal Energy Regulatory Commission (FERC)

Erie Boulevard Hydropower (derivative of Niagara Mohawk) is applying to FERC to amend their existing license for the Black River Project. They propose to rebuild the existing dams at Felts Mills and Great Bend, and install new generating units. A competitive application was filed with FERC by Black River/Felts Mills to develop the same site. As of May 24, Erie Boulevard Hydropower stated that no formal written study requests have been received, and general comments "have been addressed to the extent practicable" in their application. They have requested a waiver of the requirement to solicit comments from resource agencies over a 90 day comment period.

FDRLO Communication Committee Work Session, June 6

FDRLO has contracted with AdWorkshop (marketing consultant) to prepare a communication strategy, including a new website. AdWorkshop proposed a communication plan featuring a monthly theme and message related to Fort Drum and a new website (**DrumCountry.com**) that will serve as a clearinghouse for information about the Fort Drum region. The website would address Soldiers and families moving to the area by providing a listing of events, housing, healthcare, schools, daycare, recreation, services, etc. A second audience would be residents, with the message being how Fort Drum impacts the community. There would also be a business and job opportunity section publicizing employment and entrepreneurial opportunities. The goal is to have the web site operational by September 2006.

The Center for Community Studies at Jefferson Community College (JCC) 7th Annual Survey of the Community, June 2006

The Annual Survey of the Community provides both snapshots and trends in the opinions of Jefferson County residents on a range of issues relating to the economy, politics and quality of life. The findings indicate that over 76% of adults in Jefferson County agree that the presence of the 10th Mountain Division (Light Infantry) at Fort Drum since 1985 has improved the overall quality of life of Jefferson County citizens. Fort Drum is viewed as a large contributing factor to the overall economic

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The Center for Community Studies at JCC 7th Annual Survey of the Community, June 2006 (Cont'd)

improvement identified by residents in this survey, with 78.1% indicating that the recent growth at Fort Drum has had a positive impact on the overall Jefferson County economy. Approximately one out of every four households (23.8%) in the survey group reside in Jefferson County because of either their or a family member's civilian or military employment at Fort Drum, with 16.7% of the survey group indicating that there is a member of the household who is active military. The complete presentation of results can be downloaded at: <http://www.sunyjefferson.edu/ccs/ccs.html>.

Events

Pandemic Planning Public Forum, April 13

This forum sponsored by JCC's Center for Community Studies featured a presentation by Douglas Harrison (Director of Operations during the SARS emergency in Toronto) and local panel on planning for and managing pandemic flu and similar epidemics, including specific information about avian bird flu in the region.

FDRLO Board Meeting, May 18

- COL Clark provided verbal update on deployments, housing progress and invitation to Fort Drum Community Planners Meeting (May 24) and Civic Leaders Orientation Day (May 31).
- Housing: FDRLO and DANC will issue their second Request for Proposals for the community rental housing program later this month. The program will be open to any developer-controlled site, with proposals due July 25. They are still waiting for the State tax credits for the first round of housing.
- Economic Development: EDR met with local businesses and agencies to progress the Gap Analysis Study; the results of the Business/Contracting Survey conducted by JCC have been published.
- Richard Merchant (consultant) presented a proposal for a Workforce Development System for Jefferson and Lewis Counties modeled on a healthcare system currently being used in northern New York. The System is a web-based program that seeks to connect students, job-seekers, workers, educators, employers and the community to explore careers, access training opportunities, evaluate job skills, and match employers with job candidates.

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Barracks Storage Meeting and Site Visit, May 22

Local representatives from the NYS Self-storage Association met at Fort Drum to learn about storage needs for Soldiers living in barracks and discuss potential public-private partnership to address the need.

Community Planners Meeting, May 24

Fort Drum hosted local and regional planners and elected officials from the communities surrounding the installation to discuss the impacts of Fort Drum's growth on the local communities. Fort Drum's Community Planner introduced a proposal for a Community Growth Management Strategy to coordinate local planning initiatives and military growth, and proactively promote land uses that are compatible with the military mission in order to prevent future encroachment. Community representatives recognized the need for greater communication and coordination between the installation and surrounding communities. Next steps requested by the community include offering the presentation used for this meeting to other community groups, and approval to share planning and mapping data from Fort Drum with surrounding communities.

Fort Drum Civic Leaders Day, May 31

Fort Drum brought two busloads of business and civic leaders onto the installation for an overview of 10th Mountain Division (Light Infantry) operations and to experience some of the training facilities on Fort Drum.

JCC Community Studies Annual Meeting, June 9

- The program included a summary of the accomplishments of the Center from its beginning, presentation of results from the 7th Annual Survey of the Community, and naming of Dr. Gregory Gardner as Research Fellow by the Center.

FDRLO Annual Meeting, June 12

- Outgoing FDRLO Chairman John Deans was honored for his six years of leadership to the organization.
- Congressman John McHugh announced that the proposed FY07 Defense Bill includes \$75 million for the Army to increase the number of housing units to be built on Fort Drum. This would nearly restore RCI to the original number of units proposed.
- Congressman McHugh also announced that the Office of Economic Adjustment will provide \$735,000 for a Growth Management Initiative for the Fort Drum region. Project components will address land use, housing and economic development related to the recent growth of Fort Drum.

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FDRLO Annual Meeting, June 12 (Cont'd)

- COL Clark indicated that Fort Drum Mountain Community Homes' preliminary plan for the additional \$75 million include adding 40 units at Pine Woods and the remainder on North Post. Examples of recent repairs and renovations to existing barracks were illustrated. Redeployment of the first brigade (1BCT) will occur through July; deployment ceremony for second brigade (2BCT) is scheduled for August 9th.
- New officers for FDRLO were announced: Keith Caughlin – Chair; Elizabeth Fipps – Vice Chair; Barbara Webber – Secretary; Terrence Roche – Treasurer. Two new offices were added: Past Chair – John Deans, and Civilian Aide to the Secretary of the Army – F. Anthony Keating.

Agriculture Concerns for local officials and planners workshop, June 22

Presentations included a summary of the NYS Agriculture and Markets Law as it applies to local planning, zoning and land use regulations, Jefferson County's Right to Farm law and agricultural districts, and the impact of wind farms on agricultural land.

Miscellaneous

Growth Management Program

One of the projects funded by the Office of Economic Adjustment will address land use and encroachment issues with the communities that border Fort Drum. The project will be coordinated by FDRLO with technical support by a consultant team. A Fort Drum work group chaired by the Fort Drum Community Planner has been created to provide technical input on military issues. The work group is currently compiling potential encroachment and land use issues and concerns.